



**PARKS & RECREATION  
LAND DEDICATION AND SYSTEM  
DEVELOPMENT CHARGES**



City of  
Canby

---

This page is intentionally left blank.

<b>Executive Summary</b> .....	5
<b>Section I: Parks &amp; Recreation Dedication and System Development Charges Authority</b> .....	7
A. Background .....	7
B. Authority .....	7
C. Land Dedication and Impact Fee Standards .....	8
<b>Section II: Canby’s Current Policy and Fees</b> .....	9
A. Land Dedication Requirements .....	9
B. System Development Charges (Residential) .....	10
C. System Development Charges (Commercial/Industrial).....	10
D. Escalator Used to Maintain Up-to-Date Fees .....	10
E. Exemptions .....	10
F. Credits .....	10
G. Acceptable Use of System Development Charges.....	11
<b>Section III: Justification for an Update to Canby’s Current and Future Land Dedication and System Development Charges</b> .....	13
A. Defining the Fees .....	13
B. Parkland Dedication Requirement .....	13
C. System Development Charges.....	15
<b>Section IV: Calculation of Future System Development Charges</b> .....	17
A. Projected Growth .....	17
B. Updated Residential System Development Charges .....	18
C. Updated Commercial and Industrial System Development Charges .....	18
D. Park System Capacity .....	20
E. Use of System Development Charge Funds .....	20
F. Capital Improvement Projects (CIPs) List .....	21
<b>Section V: Comparative Analysis</b> .....	23
A. System Development Charges (Residential).....	23
<b>Appendix A: Canby Property Values</b> .....	25
<b>Appendix B: Canby Park SDC Cost Estimates May 2022</b> .....	27
<b>Tables</b>	
Table 1: Current and Future Maximum SDC Fee and Fees In-Lieu of Parkland Dedication .....	5
Table 2: Required Park Components/Facilities for Land Dedication Credits.....	10
Table 3: Canby Park Inventory .....	14
Table 4: Parkland Dedication Requirement per Unit .....	14
Table 5: Average Discounted Rates for Multi-Family and Mobile Home Residences .....	15
Table 6: Estimated Park and Trail Development Costs in Canby (2022).....	16
Table 7: Calculation of Future SDCs.....	18
Table 8: Comparison of SDC Fees in Canby and Neighboring Communities.....	23
<b>Figures</b>	
Figure 1: Population Growth in Canby From 2000 to 2026 .....	17

This page is intentionally left blank.

# Executive Summary

The City of Canby commissioned BerryDunn in 2021 to complete a Nexus Study to update the methodology used for parkland dedication and system development charges (SDCs).

Significant changes have taken place in the city since the last study was completed in 2013. Population has increased by ~15%, and the level of service (LOS) has changed from 10 acres per 1,000 population to 8.56 acres.

The current SDCs were based on a calculation that included a LOS of 10 acres per 1,000 population as documented in the city’s comprehensive plan. The current LOS is 8.56 acres per 1,000 population for all developed parks. Included are 4.67 acres of open space is available and owned by the city. As a result, SDC fees for open space are calculated based on very minimal development but are included when calculating SDC fees and fees in-lieu of parkland dedication.

This study calculated the SDC fees independently for each park classification, the sum of which is the maximum parks SDC fee for the city.

See *Table 1* for the current and updated maximum parks and recreation SDCs and fees in-lieu of parkland dedication, charged per dwelling unit in the City of Canby:

**Table 1: Current and Future Maximum SDC Fee and Fees In-Lieu of Parkland Dedication**

Dwelling Unit (DU)	Current Residential SDC	Updated Maximum SDC	Updated Fees In-Lieu of Parkland Dedication	Total Updated Maximum Fees
Single Family	\$6,025	\$7,866	\$2,017	\$9,833
Multi-Family	\$6,272	\$6,547	\$1,674	\$8,221
Manufactured Housing	\$5,032	\$6,951	\$1,774	\$8,725

The total maximum fee represents a significant increase compared to the current fee. This results from higher construction and parkland costs. The current commercial/industrial fee is \$483 per employee; the new maximum commercial/industrial fee is \$938 per employee.

Many policy decisions may affect the SDCs and Parkland Dedication Fees in-lieu. This study does not recommend a particular fee. Rather, the justified, total maximum fee is presented. The city may consider adopting the fee as is, a lessor fee, or a fee with credits given low-income housing, senior housing, etc.

---

This page is intentionally left blank.

## Section I: Parks and Recreation Dedication and System Development Charges Authority in Oregon

### A. Background

Simultaneous with the development of a parks and recreation master plan in 2021, the City of Canby hired BerryDunn to complete an analysis of the city's existing land dedication and SDC methodology, develop findings, and make recommendations to update current policy.

For the purposes of this study, SDCs, development fees, improvement fees, space development, and impact fees may be used interchangeably.

### B. Authority

The State of Oregon provides local government authority to impose SDCs, also known as park impact or park improvement fees, to mitigate impacts created by new residential or commercial development. An SDC is a one-time improvement fee charged on new development and certain types of redevelopment.

Oregon State law authorizes local governments to assess SDCs and specifies how, when, and for what improvements they can be imposed. Under Oregon Revised Statute (ORS) 223.297 – 223.314, SDCs may be used for capital improvements for parks and recreation as well as water supply, treatment and distribution, wastewater collection, transmission, treatment and disposal, drainage and flood control, and transportation.

ORS 223.304(1) mandates that a reimbursement fee must be based on “the value of unused capacity available to future system users or the cost of existing facilities.” Because developers should pay only for unused capacity, the fees must account for prior contributions, including any donations or grants. The methodology must “promote the objective of future system users contributing no more than an equitable share to the cost of existing facilities.”

ORS 223.304(2) mandates that an improvement fee may only be charged to fund the cost of projected capital improvements that increase system capacity for future users. Funds may not be used to correct existing deficiencies or that do not otherwise increase capacity for future users. An improvement fee may be spent only on capital improvements (or portions thereof) that increase the capacity of the system for which it is being charged.

Canby's local authority (4.20.010-4.20.170) allows the city to collect both a Space Development Charge and a Parkland Development Charge for residential development subdivisions, a residential subdivision, a residential planned unit development (PUD), a residential mobile or manufactured home park, a residential partition, or the addition of more bedrooms to an existing dwelling. All are required to contribute cash for the development and acquisition of parks, dedicate lands for park development, or a combination of both at the option of the city. In all cases, the fees charged must be proportionate to the impact of the development.

## C. Land Dedication and Impact Fee Standards

Specific to SDCs, the city has a responsibility to help ensure that all fees collected are expended in a manner consistent with the following standards established by the American Planning Association:<sup>1</sup>

- The imposition of a fee must be rationally linked (the "rational nexus") to an impact created by a particular development and the demonstrated need for related capital improvements pursuant to a capital improvement plan and program.
- Some benefit must accrue to the development as a result of the payment of a fee.
- The amount of the fee must be a proportionate fair share of the costs of the improvements made necessary by the development and must not exceed the cost of the improvements.
- A fee cannot be imposed to address existing deficiencies except where they are exacerbated by new development.
- Funds received under such a program must be segregated from the general fund and used solely for the purposes for which the fee is established.
- The fees collected must be encumbered or expended within a reasonable time frame to help ensure that needed improvements are implemented.
- The fee assessed cannot exceed the cost of the improvements, and credits must be given for outside funding sources (such as federal and state grants, developer-initiated improvements for impacts related to new development, etc.) and local tax payments which fund capital improvements, for example.
- The fee cannot be used to cover normal operation and maintenance or personnel costs, but must be used for capital improvements, or under some linkage programs, affordable housing, job training, childcare, etc.
- The fee established for specific capital improvements should be reviewed at least every two years to determine whether an adjustment is required, and similarly the capital improvement plan and budget should be reviewed at least every five to eight years.
- Provisions must be included in the ordinance to permit refunds for projects that are not constructed, since no impact will have manifested.
- Impact fee payments are typically required to be made as a condition of approval of the development, either at the time the building or occupancy permit is issued.

---

1 American Planning Association, 1997

## Section II: Canby's Current Policy and Fees

To support residential, commercial, and industrial growth in the city, both parkland dedication requirements and an SDC are in place to help ensure that new growth pays a proportionate share of the cost of acquiring and developing new parks, open space, trails, and recreation facilities.

### A. Land Dedication Requirements

The land dedication requirements are intended to help ensure that sufficient land is dedicated for parks, open space, trails, and recreation facilities to support new growth and development in the city. Land to be dedicated is based on the following formula:

<b>Maximum # of Allowed Units by the Plat</b>	<b>X</b>	<b># Persons Per Unit</b>	<b>X</b>	<b>.01 Acres</b> <small>(based on 10 acres per 1,000 population)</small>
---	----------	---------------------------	----------	---

(Example: a development with 60 single-family residential units would be  $60 \times 2.7 \times .01 = 1.62$  acres to be dedicated).

#### Land Acceptable for Land Dedication

The following standards and criteria for parkland dedication have been adopted by the City of Canby.

Lands shall be selected by the city for reservation as park and recreation areas in accordance with priorities in the City of Canby's Comprehensive Plan and the Master Park Plan:

- Property is conveniently located in areas where recreation opportunities can be created to best serve neighborhood needs
- Property is adequate as to size, location, and topography to satisfy the needs of the city's residents and not unduly impair the builder's ability to develop the property
- Lands that coordinate well with surrounding jurisdictions' park and open space plans
- In no case shall land dedication requirements be in excess of 15% of the gross land area of the development without the agreement of the developer

#### Fee-In-Lieu of Land Dedication

In instances where land is either not available, or where a new park, open space, trail, or recreation facility near the development is not in the city's best interest, a fee in-lieu may be charged at the prerogative of the city. Fees in-lieu are calculated based on the market rate for land to be dedicated. For developments of less than 50 DUs, a fee in-lieu is recommended.

## B. System Development Charges (Residential)

Fees are currently charged per DU to plan, design, and develop parks, open space, trails, and recreation facilities. Current fees in the City of Canby's 2021/22 master fee schedule are:

<b>Single Family</b>	<b>\$6,025</b>
<b>Multi-Family</b>	<b>\$6,272</b>
<b>Manufactured Housing</b>	<b>\$5,032</b>

## C. System Development Charges (Commercial/Industrial)

The rate is determined by square feet per employee that ranges from 225 to 20,000 based on the kind of business. The current fee is \$483 per employee. If the total number of employees cannot be determined, the following calculation can be used instead:

Divide the total sq. ft. of building space by the number of sq. ft. per employee from a list describing space by business type, then multiply by the current parks SDC fee of \$483 (Example: 25,000 Ssq. Ft. 700 (Manufacturing - General) = 35.7 x \$483 = \$16,636.20 SDC).

## D. Escalator Used to Maintain Up-to-Date Fees

The fees are adjusted annually to reflect inflation of construction costs. Rates are increased annually based on the Engineering News Construction Cost Index (CCI).

## E. Exemptions

Congregant senior/adult living facilities are exempt from the current land development and SDC fee policy.

## F. Credits

A 50% credit for provision of parks and facilities on private land may be granted provided a minimum of a 2-acre park that includes at least three of the following components or facilities:

**Table 2: Required Park Components/Facilities for Land Dedication Credits**

<b>Components/Facilities</b>	<b>Minimum Acres</b>
Children's play apparatus area	.50 – .75
Landscaped park-like and quiet areas	.50 – 1.00
Family picnic area	.25 – .75
Game court area	.25 – .50
Turf play field	1.00 – 3.00
Recreation center building	.15 – .25
Swimming pool (42' x 75') w/adjacent deck/lawn area	.25 – .50
Recreation and community gardening	.15 – .25

---

## **G. Acceptable Use of System Development Charges**

All SDC fees collected may be expended for the planning, development, acquisition, and improvement of parkland, open spaces, trails, and recreation facilities provided additional capacity for delivering parks and recreation services result from the use of the SDC fees and that there is a need to mitigate growth.

---

This page is intentionally left blank.

## Section III: Justification for an Update to Canby’s Current and Future Land Dedication and System Development Charges

### A. Defining the Fees

The State of Oregon has authorized either Land Dedication or Fee in-Lieu of and the SDC to mitigate the impact of residential and commercial growth. The Land Dedication Fee provides the land and the SDCs provides funds to construct the park. It is recommended that the two are implemented somewhat separately and independently.

This study is intended to provide the City of Canby with what may be justifiable, and all recommendations will be limited in that regard.

The fees are intended to help ensure a similar LOS as documented in acres of developed parkland per 1,000 people and are based on the standard LOS adopted in the most recent parks master plan (adopted in 2022).

### B. Parkland Dedication Requirement

Land to be dedicated is based on 4.36 acres per 1,000 residents for community, neighborhood, and pocket parks, .80 linear miles of trails per 1,000 residents and 4.69 acres of open space.

Park size classifications are as follows:

<b>Pocket</b>	<b>Under 5 acres</b>
<b>Neighborhood</b>	<b>5 – 14 acres</b>
<b>Community</b>	<b>15+ acres</b>
<b>Open Space</b>	<b>Natural areas, with limited development</b>

Determining the amount of land to be provided is based on the current LOS in acres per 1,000 residents. Park classification with acreage/miles is in *Table 3*.

**Table 3: Canby Park Inventory**

Park Classification	Acres	Acres Per 1,000
Community parks	46	2.42
Neighborhood parks	26	1.37
Mini parks (pocket)/special use	10.6	.56
Natural areas	90.8	4.79
Undeveloped parkland	139	7.48
<b>Total developed and Undeveloped parkland</b>	<b>312.4</b>	<b>16.62</b>
<b>Developed trails classification</b>	Miles	Miles per 1,000
Linear parks (trails in miles)	16	.84
<b>Total</b>	<b>16</b>	<b>.84</b>

In the case that land is either not available or practical, the consultants recommend that the land dedication requirement may also be met with a fee in-lieu based on the current market cost of the land, at the discretion of the city. The cost per acre of land in Canby is \$84,458 per acre based on sales of vacant properties between March 2000 and March 2022.

See *Appendix A* for a calculation of the average cost per acre of land in Canby. The factor is based on actual sales prices for vacant land in 2020 and 2021.

### Standard for Parkland Dedication

The standards and criteria for parkland dedication are recommended to remain the same as identified in *Section II, A*, currently in place.

### Fees In-Lieu of Parkland Dedication

The amount of parkland dedication per DU of new residential development is calculated using the current LOS (8.56 acres per 1,000) and an estimate of persons per DU. *Table 4* shows that there is a maximum requirement of .238 acres per DU.

**Table 4: Parkland Dedication Requirement per Unit**

Acres Per Resident (ACS)	(a) 8.56 acres / 1,000 residents (b) 0.00856 per acre (b) = (a) / 1,000	
Household Size	(c) 2.79 persons / DU	ACS/Census
Acres Per DU	(d) 0.0238 acres / DU	(b) * (c)
Land Cost Per Acre	(e) \$84,458	Average Cost
Fee – Single-Family DU	(f) \$2,017	Computed at 100% (No Discount)
Fee – Multi-Family DU	(g) \$1,674	Discounted Rate
Fee – Mobile Homes	(h) \$1,774	Discounted Rate

## C. System Development Charges

Determining the SDC fee per DU is based on the following calculation:

<b>LOS in acres per 1,000 residents</b>	<b>X</b>	<b>Persons per DU</b>	<b>X</b>	<b>Cost of park development</b>
---	----------	-----------------------	----------	---------------------------------

### Canby Residents Per DU

Data from the ESRI business analyst that originates from the U.S. Census Bureau was used to estimate the number of residents per DU. The average total persons per DU in Canby is 2.79<sup>2</sup> and varies based on the type of DU. The most recent U.S. Census has not published the average household size for different types of DUs and as a result, the SDC fee will be calculated using the average for all households, applying a discount rate of -16.77% to multi-family homes and -11.62% to mobile homes based on other local Oregon communities. See *Table 5* for average SDC fee discounts in nearby local communities.

**Table 5: Average Discounted Rates for Multi-Family and Mobile Home Residences**

Community	Single-Family Residence	Multi-Family Residence	Mobile Home Residence
<b>Wilsonville, Oregon</b>	100%	23.30%	62.8%
<b>Oregon City, Oregon</b>	100%	21.00%	80.7%
<b>Happy Valley, Oregon</b>	100%	17.80%	N/A
<b>West Linn, Oregon</b>	100%	38.70%	N/A
<b>Silverton, Oregon</b>	100%	37.90%	N/A
<b>Sherwood, Oregon</b>	100%	25.00%	110%
<b>Molalla, Oregon</b>	100%	0.00%	N/A
<b>Gladstone, Oregon</b>	100%	0.00%	N/A
<b>Woodburn, Oregon</b>	100%	0.00%	100%
<b>Milwaukie, Oregon</b>	100%	10.50%	N/A
<b>Average</b>	-	83.23%	88.38%
<b>Average Fee Discount</b>	-	16.77%	11.62%

### Cost of Park Development

Park and trail development costs can vary based on the components and amenities placed in a park. To determine the costs below, the consultant team looked at typical park development for a 40-acre community park, a 15-acre neighborhood park, and a 5-acre pocket park and then determined a per acre cost. Costs included planning contingencies, design costs, and an inflation factor of 10% to account for future inflation in expenses resulting from the variance in construction costs during the COVID-19 pandemic. See *Table 6* for estimated park and trail development costs in Canby. The estimated costs for each park by line item are included in *Appendix B*.

<sup>2</sup> U.S. Census 2020

**Table 6: Estimated Park and Trail Development Costs in Canby (2022)**

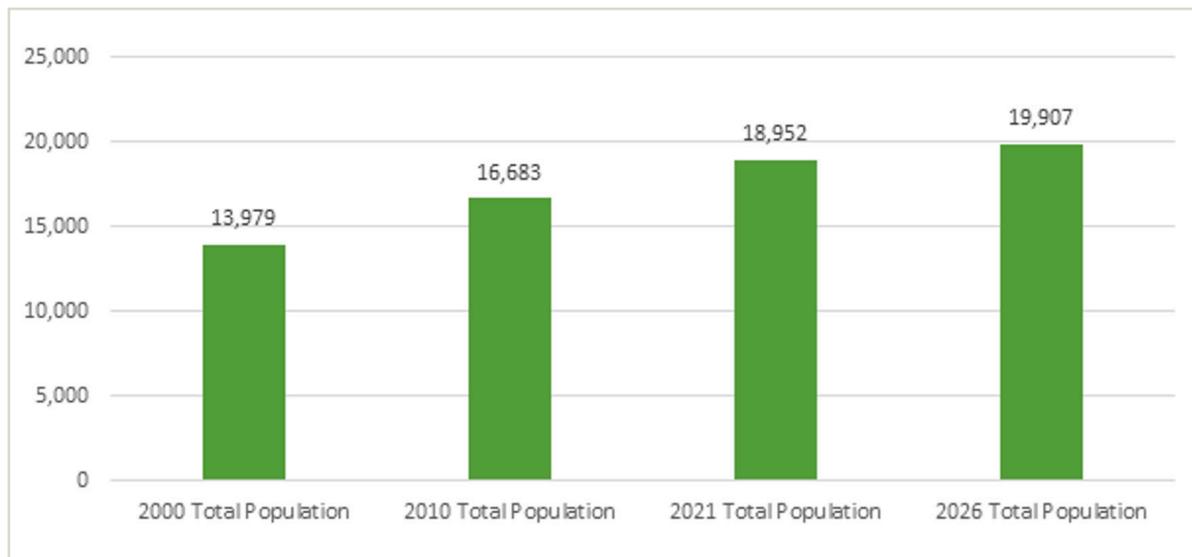
<b>Type of Park</b>	<b>Cost Per Acre/Mile</b>
<b>Community Park</b>	\$328,546 per acre
<b>Neighborhood Park</b>	\$381,595 per acre
<b>Pocket Park</b>	\$456,102 per acre
<b>Greenway Trail</b>	\$965,226 per mile (\$150 per lineal foot)
<b>Open Space Area</b>	\$9,755 per acre for minimal development

## Section IV: Calculation of Future System Development Charges

### A. Projected Growth

From a population of just under 14,000 in 2000, the city continued to grow steadily over the past two decades. In 2021, the population in Canby was estimated at 18,952—with an anticipated 0.99% compound annual growth rate between 2021 and 2026. If this growth rate continues, the population could reach 19,907 in 2026. The Population Research Center (PRC) at Portland State University estimated that the City of Canby had a slightly lower population in 2020 at 18,171—growing 14.8% in total since 2010. In those 10 years, the city added 2,342 residents. The average household size in the City of Canby was estimated at 2.78 in 2010 and increased to 2.79 in 2021. See *Figure 1: Population Growth in Canby From 2000 to 2026*.

**Figure 1: Population Growth in Canby From 2000 to 2026**



Between 2021 and 2026, the city is expected to grow by 955 residents. Using the average residents per DU identified in the 2020 Census, it is estimated that the city will add 342 DUs.

As a result of the population growth anticipated through 2026, the city will need to develop an additional 4.79 acres of parkland and will have 1.6 to 2.2 million in revenues from SDCs for this purpose.

## B. Updated Residential System Development Charges

Updated SDCs are calculated using the following formula and shown in *Table 7*.

$$\text{LOS in acres per 1,000 residents} \times \text{Persons per DU} \times \text{Cost of park development}$$

Table 7: Calculation of Future SDCs

Park Classification	LOS	Persons Per DU	Cost of Park Development	System
<b>Community Park</b>	2.3 acres per 1,000 residents	2.79	\$328,546 per acre	\$2,108
<b>Neighborhood Park</b>	1.30 acres per 1,000 residents	2.79	\$381,595 per acre	\$1,654
<b>Pocket Park</b>	.53 acres per 1,000 residents	2.79	\$456,102 per acre	\$674
<b>Open Space</b>	4.69 acres per 1,000 residents	2.79	\$9,755 per acre	\$1,276
<b>Greenway Trail</b>	.80 miles per 1,000 residents	2.79	\$965,226 per mile	\$2,154
<b>Total SDC</b>				<b>\$7,866</b>
				<b>Single-Family Residence \$7,866</b>
				<b>Multi-Family Residence \$6,547</b>
				<b>Mobile Homes \$6,951</b>

## C. Updated Commercial and Industrial System Development Charges

### Land Dedication for Commercial/Industrial Growth

The land dedication requirement remains applicable but at 10% of the residential rate (based on 4.36 acres of developed parkland, 4.69 acres of open space per 1,000 residents, and .80 miles of linear trails).

### Commercial and Industrial SDCs

Commercial and industrial SDCs are based on the impact that new employees may have on park system capacity. The consultants feel that because many new employees are assumed to live in the city (already paying a share of SDCs) and those who do not will use and impact parks, trails, and facilities significantly less, a conservative equivalency of 10% impact is generally accepted and used in this methodology.

To determine the commercial/industrial SDC rate, the following formula was used:

The weighted average of residential properties in Canby - single-family residence (69.8%), multi-family residence (23.7%), and mobile home residence (6.5%) of residential fees multiplied by park system impact (assumed to be 10%). The weighted average is sourced from the American Community Survey, U.S. Census, 2020.

<b>Single-Family Residence</b>	<b>\$7,866</b>	<b>(69.8%)</b>
<b>Multi-Family Residence</b>	<b>\$6,547</b>	<b>(23.7%)</b>
<b>Mobile Homes</b>	<b>\$6,951</b>	<b>(6.5%)</b>

The weighted average of the three SDC fees is \$938 per DU.

### **Methodology for Applying the Commercial/Industrial SDCs**

Multiply the total number of new employees by \$938. If the total number of employees cannot be determined, the following calculation can be used instead:

Divide the total sq. ft. of building space by the number of sq. ft. per employee from below, then multiply by the updated parks commercial/industrial SDC fee of \$749 (Example: 25,000 sq. ft./700 (Manufacturing-General) = 35.7 x \$938 = \$33,486.60 SDC)

### **Square Feet Per Employee**

#### **Industrial**

- General 700
- Food Related 775
- Textile, Apparel 575
- Lumber, Wood Products 560
- Paper and Related 1,400
- Printing & Publishing 600
- Chemicals, Petrol, Rubber, Plastics 850
- Cement, Stone, Clay, Glass 800
- Furniture & Furnishings 600
- Primary Metals 1,000
- Secondary Metals 800
- Non-Electrical Machinery 600
- Electrical Machinery 375
- Electrical Design 325
- Transportation Equipment 500
- Other 400

#### **Warehousing**

- Storage 20,000
- Distribution 2,500
- Trucking 1,500
- Communications 250
- Utilities 225

### **Wholesale Trade**

- Durable Goods 1,000
- Non-Durable Goods 1,150

### **Retail**

- General 700
- Hardware 1,000
- Food Stores 675
- Restaurant/Bar 225
- Appliance/Furniture 1,000
- Auto Dealership 650
- Gas/Station – Gas Only 300
- Gas/Station – Gas & Service 400
- Regional Shopping Center 600

### **Services**

- Hotel/Motel 1,500
- Health Services – Hospital 500
- Health Services – Clinic 350
- Educational 1,300
- Cinema 1,100
- Personal Services – Office 600
- Government Administration 300
- Finance, Insurance, Real Estate, Business Services – Office 350

## **D. Park System Capacity**

The standard LOS for all park space in Canby is 10 acres per 1,000 residents, as adopted in the 2019 City of Canby Comprehensive Plan. Because the city is currently providing only 4.36 acres of developed park space per 1,000 population, and .80 linear miles of trails, sufficient capacity exists for expansion of the parks system.

## **E. Use of System Development Charge Funds**

The SDC funds are intended to mitigate growth in the areas where it occurs. The size of Canby (4.571 square miles) suggests that all parks can be accessed by most residents. However, SDC funds are recommended to be used per the standards adopted in the 2022 master park plan (approximate) for each park classification:

- Pocket Park – within 1 mile of the development
- Neighborhood Park – within 1.5 miles of the development
- Community Park – within 3 miles of the development
- Trail – a connection to the area where the development occurs

Both park development and funds paid in-lieu of park land dedication are recommended to follow the same standard for use of SDC funds.

## F. Capital Improvement Projects (CIPs) List

Canby's 2021/2022 Capital Improvement Plan includes eight projects estimated to cost 2.6 million dollars. However, only \$1,260,114 or 49% will increase capacity to future residents.

	Estimated Cost	FY21-22	FY22-23	FY23-24	FY24-25	FY25-26
<b>Parks</b>						
<b>Parks Master Plan Update</b>	150,000	100,000	-	-	-	-
<b>Locust Park covered area</b>	100,000	100,000	-	-	-	-
<b>Pickle ball court at Maple Park</b>	180,000	180,000	-	-	-	-
<b>Dog Park</b>	100,000	-	100,000	-	-	-
<b>Wait Park playground and asset replacement</b>	275,000	-	275,000	-	-	-
<b>Maple Park playground replace and sport court</b>	450,000	-	-	450,000	-	-
<b>Community Park playground and asset repairs</b>	400,000	-	-	-	400,000	-
<b>Logging Road extension</b>	1,010,114	-	-	1,005,000	-	-
	\$2,665,114	\$ 380,000	\$375,000	\$1,455,000	\$400,000	\$ -

This page is intentionally left blank.

## Section V: Comparative Analysis

### A. System Development Charges (Residential)

Current fees in the City of Canby’s 2021/22 master fee schedule, and recommended fees and other similar communities close to Canby, are in *Table 8*.

**Table 8: Comparison of SDC Fees in Canby and Neighboring Communities**

Community/Type of Housing	Single Family	Multi-Family	Mobile Home
Woodburn	\$3,365	\$3,365	\$3,365
Milwaukie	\$3,985	\$3,608	N/A
Wilsonville	\$4,602	\$3,535	N/A
Sandy	\$4,647	\$3,114	N/A
<b>Canby (Current)</b>	<b>\$6,025</b>	<b>\$6,272</b>	<b>\$5,032</b>
Silverton	\$6,240	\$3,880	\$6,240
Oregon City	\$6,319	\$4,997	\$5,102
<b>Canby (Only SDC Maximum)</b>	<b>\$7,866</b>	<b>\$6,547</b>	<b>\$6,951</b>
Gladstone	\$7,836	\$7,836	N/A
Happy Valley	\$8,515	\$7,415	N/A
Sherwood	\$8,999	\$6,754	\$9,868
West Linn	\$10,014	\$7,080	N/A
<b>Canby (SDC and Fees In-Lieu of Parkland Development Maximum)</b>	<b>\$12,626</b>	<b>\$10,512</b>	<b>\$11,157</b>

---

This page is intentionally left blank.

# Appendix A - Canby Property Values

CLACKAMAS COUNTY ASSESSMENT & TAXATION  
 REAL PROPERTY OWNERSHIP TRANSFERS  
 by Neighborhood  
 March 2020 through March 2022

Account	Parcel No.	Land Class	Bldg Class	Year Bld	Nghbr	Sq Ft	Recording Date	Recording Number	Deed Type	Acres	RMV Land	Sales Price per Acre	RMV Bldg	RMV Total	Sale Price	Situs	Situs City	Situs Zip
00779642	31E31 01400	101	13	1940	13181	4,038	06/11/2021	2021-056999	WD	2.00	288,680	144,340	347,340	636,020	605,000	23793 S KNIGHTS BRIDGE RD	CANBY	97013
05032695	41E14 00403	550			13164		02/25/2022	2022-011650	CO	2.00	234,177	117,089	0	234,177	325,000	10645 S KRAXBERGER RD	CANBY	97013
00799979	31E35 01001	551	14	1972	13244	2,948	02/18/2021	2021-017156	WD	2.01	312,678	155,561	433,240	745,918	850,000	23905 S BLOUNT RD	CANBY	97013
00776413	31E28C 01600	101	13	1900	13181	1,674	03/31/2021	2021-033552	WD	2.09	279,424	133,696	168,010	447,434	700,000	2027 N HOLLY ST	CANBY	97013
01013316	41E22 00106	551	14	1970	13164	2,028	10/30/2020	2020-090952	WD	2.19	292,327	133,483	472,320	764,647	700,000	9950 S MACKSBURG RD	CANBY	97013
01009535	41E16 00200	551	14	2020	13164	5,428	06/25/2020	2020-048750	WD	2.31	294,676	127,565	420,260	714,936	305,000	26130 S GELBRICH RD	CANBY	97013
00995365	41E01 01800	101	14	1965	13241	4,768	11/30/2020	2020-010108	WD	2.40	337,928	140,803	466,530	804,458	760,000	24520 S CENTRAL POINT RD	CANBY	97013
05032989	41E05C 00801	300			30031		04/21/2020	2020-028612	WD	2.51	19,677	7,839	0	19,677	582,750	24612 S CHINA ST	CANBY	97013
01006832	41E10 01304	551	13	1971	13164	1,992	02/01/2021	2021-010473	WD	2.52	308,537	122,435	312,690	621,227	705,000	9461 S ALDER CREEK LN	CANBY	97013
01013101	41E21 00800	551	14	1966	13164	1,862	12/03/2021	2021-105679	WD	2.60	292,719	112,584	381,820	674,539	945,000	27350 S GRIBBLE RD	CANBY	97013
01006789	41E10 01206	101	16	1999	13161	3,510	07/10/2020	2020-053402	WD	2.64	293,750	111,269	903,610	1,197,360	850,000	9095 S GOOD LN	CANBY	97013
01007412	41E11 01201	101	13	1948	13241	3,224	02/10/2021	2021-014508	WD	2.65	337,181	127,238	200,950	538,131	325,000	25540 S MOLALLA FOREST RD	CANBY	97013
01012941	41E21 00207	101	15		13161		03/04/2022	2022-013390	WD	2.82	126,070	44,706	63,590	189,660	569,000	8489 S GRIBBLE RD	CANBY	97013
01374934	31E26 00103	551	14	1900	13244	2,823	08/31/2021	2021-080943	WD	3.05	356,552	116,902	273,710	630,262	350,000	10012 S NEW ERA RD	CANBY	97013
01009704	41E16 00801	401	14	1932	13164	2,079	03/04/2022	2022-013440	WD	3.14	327,197	104,203	245,790	572,987	700,000	26505 S GELBRICH RD	CANBY	97013
01007430	41E11 01301	551	14	2008	13244	4,325	08/05/2020	2020-062269	WD	3.36	370,435	110,249	621,530	991,965	982,000	25604 S MOLALLA FOREST RD	CANBY	97013
01441808	31E34 00301	301	14	1978	99950	3,578	06/26/2020	2020-049050	BS	3.42	980,765	286,773	299,700	1,280,465	846,000	165 S WALNUT ST	CANBY	97013
00800869	31E36A 01800	551	14	1930	13244	4,400	06/26/2020	2020-049077	WD	4.39	424,108	96,608	550,900	975,008	620,000	23486 S CENTRAL POINT RD	CANBY	97013
01019917	41E33 01300	401	14	2000	13164	3,974	11/30/2020	2020-100911	WD	4.52	396,113	87,366	713,300	1,109,413	1,100,000	8569 S BARNARDS RD	CANBY	97013
01070664	51E05 01503	551	15		13164		05/29/2020	2020-039787	WD	4.92	413,372	84,019	189,130	602,502	580,000	7236 S BARNARDS RD	CANBY	97013
01017385	41E29 00301	471	15		13164		10/23/2020	2020-088563	WD	4.93	405,989	82,351	77,320	483,309	510,000	7051 S ZIMMERMAN RD	CANBY	97013
01018507	41E30 02600	401	13	1973	13164	2,520	06/01/2021	2021-053683	WD	5.02	421,571	83,978	317,590	739,161	570,000	28501 S BARLOW RD	CANBY	97013
01070717	51E05 01600	551	13	1900	13164	1,424	04/30/2021	2021-044419	WD	5.19	419,912	80,908	245,640	665,552	725,000	7150 S BARNARDS RD	CANBY	97013
01013272	41E22 00102	401	14	1964	13164	1,794	12/18/2020	2020-107851	PR	5.78	426,108	73,721	282,590	708,698	599,000	10030 S MACKSBURG RD	CANBY	97013
00773210	31E25 01704	471	14	1975	13244	2,607	11/30/2021	2021-104283	WD	5.93	478,339	80,664	371,850	850,189	719,900	22996 S CENTRAL POINT RD	CANBY	97013
01012558	41E20AA00100	551	14	1972	13164	1,905	05/27/2021	2021-052915	WD	5.93	434,542	73,279	388,760	823,302	268,850	27135 S GRIBBLE RD	CANBY	97013
01009303	41E15BB00100	301			30031		12/30/2021	2021-112316	WD	6.11	1,912,582	313,025	888,260	2,800,842	2,890,000	26050 S HWY 170	CANBY	97013
01007699	41E12 01500	551	14	1912	13244	2,440	03/25/2020	2020-021425	WD	6.52	512,621	78,623	218,400	731,021	400,000	11358 S MULINO RD	CANBY	97013
01017189	41E28 01104	551	13	1978	13164	1,526	01/15/2021	2021-005070	WD	6.84	461,021	67,401	225,310	686,331	725,000	8620 S HEINZ RD	CANBY	97013
01011087	41E18 00500	551	14	1965	13164	1,568	10/26/2021	2021-095902	WD	7.16	465,833	65,606	250,920	716,753	620,000	26451 S BARLOW RD	CANBY	97013
01014100	41E23 00402	551			13164		01/05/2021	2021-000956	WD	8.25	484,144	58,684	47,790	531,934	250,000	10701 S MACKSBURG RD	CANBY	97013
01009116	41E15 02200	551	14	1906	13164	2,082	07/10/2020	2020-053476	PR	8.49	499,299	58,810	287,610	786,909	574,000	9713 S MACKSBURG RD	CANBY	97013
01429895	41E14 01507	551	13	1930	13164	1,300	11/16/2021	2021-101525	WD	8.50	499,833	58,804	133,760	633,593	588,000	26996 S HARMS RD	CANBY	97013
00798097	31E34 02400	301			30031		05/21/2020	2020-037219	WD	9.48	3,505,202	369,747	4,257,520	7,762,722	1,910,166	2100 SE 4TH AVE	CANBY	97013
01017367	41E29 00201	551	14	1977	13164	2,002	07/30/2021	2021-071650	WD	9.52	523,977	55,021	525,850	1,049,647	980,000	7865 S ZIMMERMAN RD	CANBY	97013
01013398	41E22 00303	551	15	1979	13164	1,771	02/26/2021	2021-020179	WD	9.68	549,079	56,723	524,490	1,073,569	1,035,000	9804 S MACKSBURG RD	CANBY	97013
00995203	41E01 01101	551	15	1987	13244	3,825	09/08/2021	2021-082478	WD	9.70	573,444	59,118	762,910	1,336,354	2,499,000	24899 S CENTRAL POINT RD	CANBY	97013
00798042	31E34 02000	541	14	1969	99950	2,516	11/22/2021	2021-102879	WD	9.78	2,680,288	274,058	481,460	3,161,748	2,590,000	211 S WALNUT ST	CANBY	97013
01008527	41E14 01000	551	13	1946	13164	2,088	02/09/2021	2021-013902	PR	9.85	531,790	53,989	231,280	763,070	626,400	10264 S KRAXBERGER RD	CANBY	97013
01450655	51E05 01101	551			13164		10/14/2020	2020-085655	WD	9.85	477,811	48,509	332,470	810,281	1,500,000	30495 S NEEDY RD	CANBY	97013
01070673	51E05 01504	551			13164		03/23/2020	2020-020764	WD	9.85	531,782	53,988	216,750	748,532	475,000	7194 S BARNARDS RD	CANBY	97013
00779722	31E31 02300	551	13	1920	13184	3,952	08/04/2020	2020-062112	WD	10.22	527,985	51,662	430,040	958,025	700,000	23795 S BARLOW RD	CANBY	97013
01008420	41E14 00702	551	14	1971	13164	2,454	12/29/2021	2021-111913	WD	10.77	549,063	50,981	371,500	920,603	1,050,000	10107 S KRAXBERGER RD	CANBY	97013
01004870	41E07 00500	551	13	1930	13164	884	08/18/2020	2020-066254	SWD	10.83	418,825	38,673	144,880	563,705	665,000	25311 S BARLOW RD	CANBY	97013
01019418	41E32 01200	551	14	1996	13164	2,777	12/18/2020	2020-076966	WD	11.54	561,617	48,667	647,380	1,208,997	1,111,000	29625 S NEEDY RD	CANBY	97013
00996211	41E03 01002	540			30031		09/13/2021	2021-083586	SWD	11.62	3,201,870	275,548	0	3,201,870	3,037,000	2480 SE 13TH AVE	CANBY	97013
01012549	41E20 01402	551	14	1900	13164	2,402	06/25/2020	2020-048663	WD	12.48	758,257	46,335	296,810	875,067	828,000	27899 S OGLESBY RD	CANBY	97013
01004497	41E06AD00100	551			13164		04/15/2021	2021-038965	WD	12.87	352,498	27,389	156,810	509,308	2,474,500	24395 S BARLOW RD	CANBY	97013
01019150	41E32 00201	551	14	1979	13164	2,846	12/30/2021	2021-112120	WD	14.81	613,250	41,408	489,170	1,102,420	950,000	29238 S BARLOW RD	CANBY	97013
00779713	31E31 02200	551	14	1910	13184	2,848	07/26/2021	2021-070454	WD	15.41	610,252	39,601	186,700	796,952	820,000	6970 S KNIGHTS BRIDGE RD	CANBY	97013
01007662	41E12 01300	551	13	1965	13244	1,344	09/22/2020	2020-077993	BS	16.45	779,494	47,386	450,410	1,229,904	560,000	11349 S MULINO RD	CANBY	97013
01004317	41E05D 00500	300			30031		04/30/2019	2019-023015	SWD									



# Appendix B - SDC Cost Estimates

## Canby Impact Fee Worksheet - 40 Acre Community Park

Disclaimer: This worksheet is for system planning purposes only. It will produce an "order of magnitude" range for a hypothetical project, but would require further refinement for use in final budgeting for a particular park.

Item	Unit Price	Unit	Quantity	Item total	Comments
<b>Site Preparation</b>					
Construction Fencing & Erosion Control	\$10.00	Lineal Feet	5,280	\$52,800.00	Assumes entire perimeter of 40 acre site 1320 x 1320
Vehicle tracking control	\$2,500.00	Each	1	\$2,500.00	
Remove Existing Paving	\$2.00	Square Feet	0	\$0.00	Assume contingency covers this for normal undeveloped site
Clear and Grub (dirt/gravel/vegetated areas, etc.)	\$0.10	Square Feet	1,306,800	\$130,680.00	Assume 3/4 of site is to be developed
<b>Grading</b>					
Grading On-site (Move the dirt around)	\$0.33	Square Feet	1,306,800	\$431,244.00	Assumes avg 1 foot elevation manipulation per s.f.
Import/Export Fill (Bring in dirt/take it away)	\$15.00	Cubic Yards	0	\$0.00	Assumes balanced site - contingency to cover if not
<b>Site Construction</b>					
New Asphalt	\$3.50	Square Feet	95,776	\$335,216.00	Assume 200 parking spaces @ 320 sf per car, plus 1/4 mile of 24' access drives
New Curb & Gutter	\$27.50	Lineal Feet	3,640	\$100,100.00	Assume all drives both sides and 5 LF per parking space (not all spaces have it in double-loaded parking lots)
New Concrete Paving (plain finish)	\$7.50	Square Feet	50,000	\$375,000.00	Assume a grid of 5' walks across 3/4 of site 165' apart
Specialty Paving (Brick, stone, special concrete, etc.)	\$15.00	Square Feet	10,000	\$150,000.00	One plaza area 100' x 100'
Site Walls (Retaining/free-standing)	\$50.00	Face Feet	0	\$0.00	Assume contingency covers this for normal site
Boardwalks/decks	\$20.00	Square Feet	0	\$0.00	Assume contingency covers this for normal site
<b>Structures</b>					
Concessions Building	\$200.00	Square Feet	200	\$40,000.00	One 10' x 20' with simple plumbing - no restrooms or commercial kitchen
Restroom Building	\$450,000.00	Each	2	\$900,000.00	Heated masonry building with 2 stalls per side
Large Shelter/Shade Structure	\$120.00	Square Feet	1,152	\$138,240.00	One 24' x 48' shelter
Small Shelter/Shade Structure	\$120.00	Square Feet	288	\$34,560.00	One 12' x 24' shelter
Maintenance Shed	\$200.00	Square Feet	800	\$160,000.00	The size of a 4-car garage
<b>Fields</b>					
Diamond Field	\$625,000.00	Each	2	\$1,250,000.00	W/backstop, dugouts, bleachers, fencing, scoreboard, irrigation. Does not include lighting
Rectangle Field	\$300,000.00	Each	2	\$600,000.00	Grading, lawn, irrigation. No lighting
<b>Courts</b>					
Basketball Court	\$90,000.00	Each	2	\$180,000.00	Nets, posts, goals, surfacing - no lights
Pickleball Court	\$50,000.00	Each	4	\$200,000.00	Nets, posts, surfacing - no lights
<b>Event Space</b>					
Amphitheater	\$30,000.00	Each	1		Space for up to about 500 people on a lawn area with 20' x 30' concrete pad for stage. No roof or other structure, no utilities
<b>Dog Park</b>					
Fenced Off-Leash Area	\$120,000.00	Acre	1	\$120,000.00	Recommended size is 1/2 acre to 2 acres
<b>Furnishings and Equipment</b>					
Benches/ Tables/ Trash Receptacles/ Signs/ Kiosks/ Drinking Fountains/ Hammock Posts (set of 2)/ Bike Racks	\$1,500.00	Each	43	\$64,500.00	Assumes 5 tables for the shelters, plus six more outside, 12 trash receptacles, 12 benches, 4 drinking fountains, 4 bike racks. Does not include utilities for drinking fountains
Lights/bollards	\$1,200.00	Each	18	\$21,600.00	Assumes four parking lot lights, ten roadway lights, and four area lights = 18
Fences/railings, etc.	\$25.00	Lineal Feet	0	\$0.00	Assumes sports fences, etc. included with individual features priced as complete units
Playground/Splashpad (Including surfacing and related features)	\$750,000.00	Each	1	\$750,000.00	Assumes approx. 3600 s.f. area with standard equipment, plus smaller simpler natural play area
Entrance Signs	\$10,000.00	Each	2	\$20,000.00	Typical park monument sign - assume two main entrances to the park
Information Signage	\$5,000.00	Allowance	1	\$5,000.00	Minimal traffic and informational signage allowance
<b>Landscaping</b>					
Shrub/perennial beds	\$6.50	Square Feet	3,000	\$19,500.00	Includes plants and mulch. Assume ten parking islands, two entry beds, and misc beds throughout
Lawns	\$0.50	Square Feet	174,240	\$87,120.00	Assume 10% of site. Does not include sports fields. Includes soil prep and seeding
Trees	\$500.00	Each	200	\$100,000.00	2.5" caliper average
Natural Area Treatment	\$0.03	Square Feet	435,600	\$13,068.00	Minor pruning, thinning, seeding, etc.
<b>Special Features - See Bottom of Page</b>					
Any of the features from bottom of page	\$185,000.00	Each	2	\$370,000.00	Using the average cost of the features to choose from
<b>Sub Total</b>				\$6,651,128.00	
With contingency @ 20%				\$7,981,353.60	This accounts for other items not itemized such as drainage and utilities, etc.
With Bonding, Mobilization, etc. @ 10%				\$8,779,488.96	
<b>Construction Subtotal</b>				\$8,779,488.96	
Bid Contingency @ 10%				\$877,948.90	
<b>Estimated Construction Bid (Low End)</b>				\$7,901,540.06	
<b>Estimated Construction Bid (High End)</b>				\$9,657,437.86	These two numbers define the expected range for all construction.
Consulting Fees (Based on Construction Subtotal)				\$877,948.90	Includes sub-consultants and other expenses.
Internal Management Costs @ 2%				\$175,589.78	
<b>Total Project Estimate Including Fees (Low)</b>				\$8,955,078.74	
<b>Total Project Estimate Including Fees (High)</b>				\$10,710,976.53	These two numbers define the expected range for the complete project.
				<b>AVG:</b>	<b>\$9,833,027.64</b>

Approximate total project area:	Acre	40	
Approximate project cost per acre (low end):		\$223,877	
Approximate project cost per acre (high end):		\$267,774	
<b>Approximate project cost per acre (avg):</b>		<b>\$245,826</b>	\$298,678.21
<b>Cost per acre with inflation for fear-future growth in construction costs</b>		<b>\$ 270,408</b>	\$328,546.04

Computation for Special Features					
Splash Pad	\$75.00	Square Feet	3,600	\$270,000.00	This item can vary immensely. Assume 60' x 60'
Community Garden	\$15.00	Square Feet	15,000	\$225,000.00	Assumes 100 plots and some sheds and fencing and water faucets. Does not include site utilities, other structures
Skate Spot	\$60.00	Square Feet	5,000	\$300,000.00	Assumes some in-ground and surface-mount features, and benches. No lights
Disc Golf Course	\$1,500.00	Hole	18	\$27,000.00	For goals, tee boxes, signage only. Does not include grounds and landscaping, etc.
Outdoor Exercise Area	\$100.00	Square Feet	1,000	\$100,000.00	Around 65 sq. ft. per participant
<b>Average of all five features:</b>				<b>\$184,400.00</b>	

### Other Costs Not Included in the Estimate:

Land costs  
 Site utilities - both onsite and running to the site  
 Synthetic surfacing for fields  
 Lighting for night use  
 Import or export of fill  
 Retaining walls  
 Public Art

**Cost Estimate for 15 Acre Hypothetical Neighborhood Park**

**Disclaimer: This worksheet is for demonstration purposes only. It will produce an "order of magnitude" range for the project, but would require further refinement for use in final budgeting.**

Item	Unit Price	Unit	Quantity	Item total	Comments
<b>Site Preparation</b>					
Construction Fencing & Erosion Control	\$10.00	Lineal Feet	3232	\$32,320.00	Assumes entire perimeter of 15 acre site 808' x 808'
Vehicle tracking control	\$2,500.00	Each	1	\$2,500.00	
Remove Existing Paving	\$2.00	Square Feet	0	\$0.00	Assume contingency covers this for normal undeveloped site
Clear and Grub (dirt/gravel/vegetated areas, etc.)	\$0.10	Square Feet	653400	\$65,340.00	
<b>Grading</b>					
Grading On-site (Move the dirt around)	\$0.33	Square Feet	653400	\$215,622.00	Assumes avg 1 foot elevation manipulation per s.f.
Import/Export Fill (Bring in dirt/take it away)	\$15.00	Cubic Yards	0	\$0.00	Assumes a balanced site
<b>Site Construction</b>					
New Asphalt	\$3.50	Square Feet	34400	\$120,400.00	Assume 100 parking spaces @ 320 sf per car (includes drive lane for double-loaded parking) plus 100 LF of 24' access drives
New Curb & Gutter	\$27.50	Lineal Feet	1200	\$33,000.00	
New Concrete Paving (plain finish)	\$7.50	Square Feet	24000	\$180,000.00	Assumes 4800 LF of 5' walk
Specialty Paving (Brick, stone, special concrete, etc.)	\$15.00	Square Feet	1600	\$24,000.00	Assumes 40' x 40' plaza
Site Walls (Retaining/free-standing)	\$50.00	Face Feet	0	\$0.00	
Boardwalks/decks	\$20.00	Square Feet	0	\$0.00	
<b>Structures</b>					
Restroom Building	\$450,000.00	Each	2	\$900,000.00	Heated masonry building with 2 stalls per side
Small Shelter/Shade Structure	\$120.00	Square Feet	288	\$34,560.00	One 12' x 24' shelter
<b>Fields</b>					
Rectangle Field	\$300,000.00	Each	1	\$300,000.00	Grading, lawn, irrigation. No lighting
<b>Courts</b>					
Basketball Court	\$90,000.00	Each	1	\$90,000.00	Nets, posts, goals, surfacing - no lights
<b>Dog Park</b>					
Off-Leash Area - not fenced	\$100,000.00	Acre	1	\$50,000.00	Recommended size is 1/2 acre to 2 acres
<b>Community Garden</b>					
Community Garden	\$15.00	Square Feet	7,500	\$112,500.00	Assumes 50 plots and some sheds and fencing and water faucets. Does not include site utilities, other structures
<b>Furnishings and Equipment</b>					
Benches/ Tables/ Trash Receptacles/ Drinking Fountains/Bike Racks	\$1,500.00	Each	27	\$40,500.00	Assumes 5 tables for the shelters, plus six more outside, 6 trash receptacles, 6 benches, 2 drinking fountains, 2 bike racks. Does not include utilities for drinking fountains, one bike rack
Lights/bollards	\$1,200.00	Each	6	\$7,200.00	
Fences/railings, etc.	\$25.00	Lineal Feet	0	\$0.00	Assumes no fencing for any of the features
Playground (Including surfacing and related features)	\$375,000.00	Each	1	\$375,000.00	
Outdoor Fitness Area	\$25,000.00	Each	1	\$25,000.00	
Entrance Signs	\$10,000.00	Each	1	\$10,000.00	Typical park monument sign
Information Signage	\$5,000.00	Allowance	1	\$5,000.00	Minimal traffic and informational signage allowance
<b>Landscaping</b>					
Shrub/perennial beds	\$6.50	Square Feet	1500	\$9,750.00	Includes plants and mulch.
Lawns	\$0.50	Square Feet	508420	\$254,210.00	All turf except the multipurpose field and paved areas. Includes soil prep and seeding
Trees	\$500.00	Each	20	\$10,000.00	2.5" caliper average
Sub Total				\$2,896,902.00	
With contingency @ 20%				\$3,476,282.40	This accounts for other items not itemized such as drainage and utilities, etc.
With Bonding, Mobilization, etc. @ 10%				\$3,823,910.64	
Construction Subtotal				\$3,823,910.64	
Bid Contingency @ 10%				\$382,391.06	
Estimated Construction Bid (Low End)				\$3,441,519.58	These two numbers define the expected range for all construction.
Estimated Construction Bid (High End)				\$4,206,301.70	
Consulting Fees (Based on Construction Subtotal)				\$382,391.06	Includes sub-consultants and other expenses.
Internal Management Costs @ 2%				\$76,478.21	
<b>Total Project Estimate Including Fees (Low)</b>				<b>\$3,900,388.85</b>	
<b>Total Project Estimate Including Fees (High)</b>				<b>\$4,665,170.98</b>	These two numbers define the expected range for the complete project.
			<b>AVG:</b>	<b>\$4,282,779.92</b>	

Approximate total project area:	Acres	15	
Approximate project cost per acre (low end):		\$260,026	
Approximate project cost per acre (high end):		\$311,011	
<b>Approximate project cost per acre (avg):</b>		<b>\$285,519</b>	\$346,905.17
<b>Cost per acre with inflation for fear-future growth in construction costs</b>		<b>\$ 314,071</b>	\$381,595.69

**Other Costs Not Included in the Estimate:**

- Land Costs
- Site utilities - both onsite and running to the site
- Synthetic surfacing for fields
- Lighting for night use
- Import or export of fill
- Retaining walls
- Public Art

Estimate for a 5-acre Pocket Park

**Disclaimer: This worksheet is for demonstration purposes only. It will produce an "order of magnitude" range for the project, but would require further refinement for use in final budgeting.**

Item	Unit Price	Unit	Quantity	Item total	Comments
<b>Site Preparation</b>					
Construction Fencing & Erosion Control	\$10.00	Lineal Feet	1,867	\$18,670.00	Assumes entire perimeter of 40 acre site 1320 x 1320
Vehicle tracking control	\$2,500.00	Each	1	\$2,500.00	
Remove Existing Paving	\$2.00	Square Feet	0	\$0.00	Assume contingency covers this for normal undeveloped site
Clear and Grub (dirt/gravel/vegetated areas, etc.)	\$0.10	Square Feet	217,800	\$21,780.00	
<b>Grading</b>					
Grading On-site (Move the dirt around)	\$0.33	Square Feet	217,800	\$71,874.00	Assumes avg 1 foot elevation manipulation per s.f.
Import/Export Fill (Bring in dirt/take it away)	\$15.00	Cubic Yards	0	\$0.00	Assumes a balanced site
<b>Site Construction</b>					
New Asphalt	\$3.50	Square Feet	0	\$0.00	Assumes no on-site parking
New Curb & Gutter	\$27.50	Lineal Feet	0	\$0.00	
New Concrete Paving (plain finish)	\$7.50	Square Feet	15,360	\$115,200.00	Assume perimeter walk plus interior walkways to center of the site from four corners of the park 3072 LF of 5' paving
Specialty Paving (Brick, stone, special concrete, etc.)	\$15.00	Square Feet	900	\$13,500.00	30' x 30' plaza
Site Walls (Retaining/free-standing)	\$50.00	Face Feet	0	\$0.00	
Boardwalks/decks	\$20.00	Square Feet	0	\$0.00	
<b>Structures</b>					
Restroom Building	\$450,000.00	Each	1	\$450,000.00	Heated masonry building with 2 stalls per side
Small Shelter/Shade Structure	\$120.00	Square Feet	144	\$17,280.00	One 12' x 12' shelter
<b>Courts</b>					
Basketball Court	\$90,000.00	Each	0.5	\$45,000.00	Half-court. Nets, posts, goals, surfacing - no lights
<b>Furnishings and Equipment</b>					
Benches/ Tables/ Trash Receptacles/ Signs/ Kiosks/ Drinking Fountains/ Hammock Posts (set of 2)/ Bike Racks	\$1,500.00	Each	17	\$25,500.00	Assumes drinking fountain, 4 benches, 6 picnic tables (two in the shelter) 5 trash cans, one bike rack
Lights/bollards	\$1,200.00	Each	2	\$2,400.00	
Fences/railings, etc.	\$25.00	Lineal Feet	0	\$0.00	
Playground/Splashpad (Including surfacing and related features)	\$250,000.00	Each	1	\$250,000.00	
Entrance Signs	\$10,000.00	Each	1	\$10,000.00	Typical park monument sign
Information Signage	\$2,000.00	Allowance	1	\$2,000.00	Minimal traffic and informational signage allowance
<b>Landscaping</b>					
Shrub/perennial beds	\$6.50	Square Feet	500	\$3,250.00	Includes plants and mulch.
Lawns	\$0.50	Square Feet	200,440	\$100,220.00	Includes soil prep and seeding
Trees	\$500.00	Each	10	\$5,000.00	2.5" caliper average
<b>Sub Total</b>				<b>\$1,154,174.00</b>	
With contingency @ 20%				\$1,385,008.80	This accounts for other items not itemized such as drainage and utilities, etc.
With Bonding, Mobilization, etc. @ 10%				\$1,523,509.68	
<b>Construction Subtotal</b>				<b>\$1,523,509.68</b>	
<b>Bid Contingency @ 10%</b>				<b>\$152,350.97</b>	
Estimated Construction Bid (Low End)				\$1,371,158.71	These two numbers define the expected range for all construction.
Estimated Construction Bid (High End)				\$1,675,860.65	
Consulting Fees (Based on Construction Subtotal)				\$152,350.97	Includes sub-consultants and other expenses.
Internal Management Costs @ 2%				\$30,470.19	
<b>Total Project Estimate Including Fees (Low)</b>				<b>\$1,553,979.87</b>	These two numbers define the expected range for the complete project.
<b>Total Project Estimate Including Fees (High)</b>				<b>\$1,858,681.81</b>	
<b>AVG:</b>				<b>\$1,706,330.84</b>	

Approximate total project area:	Acres	5	
Approximate project cost per acre (low end):		\$310,796	
Approximate project cost per acre (high end):		\$371,736	
<b>Approximate project cost per acre (avg):</b>		<b>\$341,266</b>	\$414,638.39
<b>Cost per acre with inflation for fear-future growth in construction costs</b>		<b>\$ 375,393</b>	\$456,102.23

<b>Computation for Special Features</b>					
Splash Pad	\$75.00	Square Feet	3,600	\$270,000.00	This item can vary immensely. Assume 60' x 60'
Community Garden	\$15.00	Square Feet	15,000	\$225,000.00	Assumes 100 plots and some sheds and fencing and water faucets. Does not include site utilities, other structures
Skate Spot	\$60.00	Square Feet	5,000	\$300,000.00	Assumes some in-ground and surface-mount features, and benches. No lights
Disc Golf Course	\$1,500.00	Hole	18	\$27,000.00	For goals, tee boxes, signage only. Does not include grounds and landscaping, etc.
Outdoor Exercise Area	\$100.00	Square Feet	1,000	\$100,000.00	Around 65 sf per participant
<b>Average of all five features:</b>				<b>\$184,400.00</b>	

**Other Costs Not Included in the Estimate:**

- Land Costs
- Site utilities - both onsite and running to the site
- Synthetic surfacing for fields
- Lighting for night use
- Import or export of fill
- Retaining walls
- Public Art

**Estimate for One Mile of Greenway Trail**

Assumes 8' paved path (concrete) with 10' clearance on each side.

**Disclaimer: This worksheet is for demonstration purposes only. It will produce an "order of magnitude" range for the project, but would require further refinement for use in final budgeting.**

Item	Unit Price	Unit	Quantity	Item total	Comments
<b>Site Preparation</b>					
Construction Fencing & Erosion Control	\$10.00	Lineal Feet	10,560	\$105,600.00	Assumes entire perimeter of 40 acre site 1320 x 1320
Vehicle tracking control	\$2,500.00	Each	2	\$5,000.00	
Remove Existing Paving	\$2.00	Square Feet	0	\$0.00	Assume contingency covers this for normal undeveloped site
Clear and Grub (dirt/gravel/vegetated areas, etc.)	\$0.10	Square Feet	52,800	\$5,280.00	
<b>Grading</b>					
Grading On-site (Move the dirt around)	\$0.33	Square Feet	52,800	\$17,424.00	Assumes avg 1 foot elevation manipulation per s.f.
Import/Export Fill (Bring in dirt/take it away)	\$15.00	Cubic Yards	0	\$0.00	Assumes a balanced site
<b>Site Construction</b>					
New Curb & Gutter	\$27.50	Lineal Feet	0	\$0.00	Does not include curb cuts/ramps, etc.
New Concrete Paving (plain finish)	\$7.50	Square Feet	42,240	\$316,800.00	Assume perimeter walk plus interior walkways to center of the site from four corners of the park 3072 LF of 5' paving
Specialty Paving (Brick, stone, special concrete, etc.)	\$15.00	Square Feet	0	\$0.00	30' x 30' plaza
Site Walls (Retaining/free-standing)	\$50.00	Face Feet	0	\$0.00	
Boardwalks/bridges/culverts	\$20.00	Square Feet	0	\$0.00	
<b>Structures</b>					
Restroom Building	\$450,000.00	Each	0	\$0.00	Assumed to be part of adjacent parks, etc.
Small Shelter/Shade Structure	\$120.00	Square Feet	0	\$0.00	Assumed to be part of adjacent parks, etc.
<b>Furnishings and Equipment</b>					
Benches/Trash Receptacles/Drinking Fountains/ Bike Racks	\$1,500.00	Each	0	\$0.00	Assumed to be part of adjacent parks, etc. - consider adding a bench every 1/2 mile
Lights/bollards	\$1,200.00	Each	0	\$0.00	
Identification Signs	\$1,000.00	Each	2	\$2,000.00	Assume an ID sign at each trail entrance. Guestimate is one entrance every 1/2 mile.
Information Kiosk	\$5,000.00	Each	2	\$10,000.00	Assume an ID sign at each trail entrance. Guestimate is one entrance every 1/2 mile.
<b>Landscaping</b>					
Shrub/perennial beds	\$6.50	Square Feet	0	\$0.00	Includes plants and mulch.
Revegetation/restoration	\$0.25	Square Feet	105,600	\$26,400.00	Includes soil prep and seeding
Trees	\$500.00	Each	0	\$0.00	Assumes no additional landscaping
<b>Sub Total</b>				<b>\$488,504.00</b>	
With contingency @ 20%				\$586,204.80	This accounts for other items not itemized such as drainage and utilities, etc.
With Bonding, Mobilization, etc. @ 10%				<b>\$644,825.28</b>	
<b>Construction Subtotal</b>				<b>\$644,825.28</b>	
Bid Contingency @ 10%				\$64,482.53	
<b>Estimated Construction Bid (Low End)</b>				<b>\$580,342.75</b>	These two numbers define the expected range for all construction.
<b>Estimated Construction Bid (High End)</b>				<b>\$709,307.81</b>	
Consulting Fees (Based on Construction Subtotal)				\$64,482.53	Includes sub-consultants and other expenses.
Internal Management Costs @ 2%				\$12,896.51	
<b>Total Project Estimate Including Fees (Low)</b>				<b>\$657,721.79</b>	These two numbers define the expected range for the complete project.
<b>Total Project Estimate Including Fees (High)</b>				<b>\$786,686.84</b>	
				<b>AVG: \$722,204.31</b>	

Approximate project cost per mile (low end):	\$657,722	
Approximate project cost per mile (high end):	\$786,687	
<b>Approximate project cost per mile (avg):</b>	<b>\$722,204</b>	
Cost Per Lineal Foot:	137	\$150.46
Cost per mile with inflation for fear-future growth in construction costs	\$ 794,425	\$ 877,478.241
		\$ 965,226.065

**Other Costs Not Included in the Estimate:**

- Land Costs
- Culverts and other drainage features
- Lighting for night use
- Import or export of fill
- Retaining walls
- Public Art
- Additional landscaping

Estimate for a 10-acre minimally developed open space area

**Disclaimer: This worksheet is for demonstration purposes only. It will produce an "order of magnitude" range for the project, but would require further refinement for use in final budgeting.**

Item	Unit Price	Unit	Quantity	Item total	Comments
<b>Site Preparation</b>					
Construction Fencing & Erosion Control	\$10.00	Lineal Feet	1,867	\$18,670.00	Assumes entire perimeter of 40 acre site 1320 x 1320
Vehicle tracking control	\$2,500.00	Each	1	\$2,500.00	
<b>Site Construction</b>					
Boardwalks/decks	\$20.00	Square Feet	360	\$7,200.00	
<b>Furnishings and Equipment</b>					
Benches/ Tables/ Trash Receptacles/ Signs/ Kiosks/ Drinking Fountains/ Hammock Posts (set of 2)/ Bike Racks	\$1,500.00	Each	6	\$9,000.00	Assumes drinking fountain, 4 benches, 6 picnic tables (two in the shelter) 5 trash cans, one bike rack
Entrance Signs	\$10,000.00	Each	1	\$10,000.00	Typical park monument sign
Information Signage	\$2,000.00	Allowance	1	\$2,000.00	Minimal traffic and informational signage allowance
Sub Total				\$49,370.00	
With contingency @ 20%				\$59,244.00	This is to cover everything we left out, such as drainage and utilities, etc.
With Bonding, Mobilization, etc. @ 10%				\$65,168.40	
Construction Subtotal				\$65,168.40	
Bid Contingency @ 10%				\$6,516.84	
Estimated Construction Bid (Low End)				\$58,651.56	These two numbers define the expected range for all construction.
Estimated Construction Bid (High End)				\$71,685.24	
Consulting Fees (Based on Construction Subtotal)				\$6,516.84	Includes sub-consultants and other expenses.
Internal Management Costs @ 2%				\$1,303.37	This is just a guess on my part
<b>Total Project Estimate Including Fees (Low)</b>				<b>\$66,471.77</b>	These two numbers define the expected range for the complete project.
<b>Total Project Estimate Including Fees (High)</b>				<b>\$79,505.45</b>	
<b>AVG:</b>				<b>\$72,988.61</b>	

Approximate total project area:	Acres	10	
Approximate project cost per acre (low end):		\$6,647	
Approximate project cost per acre (high end):		\$7,951	
<b>Approximate project cost per acre (avg):</b>		<b>\$7,299</b>	\$8,868.12
<b>Cost per acre with inflation for fear-future growth in construction costs</b>		<b>\$ 8,029</b>	\$9,754.93

Computation for Special Features					
Splash Pad	\$75.00	Square Feet	3,600	\$270,000.00	This item can vary immensely. Assume 60' x 60' Assumes 100 plots and some sheds and fencing and water faucets. Does not include site utilities, other structures Assumes some in-ground and surface-mount features, and benches. No lights For goals, tee boxes, signage only. Does not include grounds and landscaping, etc. Around 65 sf per participant
Community Garden	\$15.00	Square Feet	15,000	\$225,000.00	
Skate Spot	\$60.00	Square Feet	5,000	\$300,000.00	
Disc Golf Course	\$1,500.00	Hole	18	\$27,000.00	
Outdoor Exercise Area	\$100.00	Square Feet	1,000	\$100,000.00	
<b>Average of all five features:</b>				<b>\$184,400.00</b>	

**Other Costs Not Included in the Estimate:**

- Land Costs
- Site utilities - both onsite and running to the site
- Synthetic surfacing for fields
- Lighting for night use
- Import or export of fill
- Retaining walls
- Public Art